

ARTICLE 15.00

RESIDENTIAL B – MULTIPLE-FAMILY DISTRICT

Section 15.01 -- STATEMENT OF PURPOSE

The intent of the Residential B – Multiple Family District is to address the varied housing needs of residents by providing areas for attached housing at a higher density than is permitted in any of the Residential Districts. It is intended that multiple family housing: 1) be designed with essential services, such as public water and sewer, and outdoor recreation space and recreation facilities; 2) have access to roads that can adequately handle the traffic generated by such uses; and 3) be designed to be compatible with surrounding uses, especially when a Multiple Family District serves as a transitional use between single family residential development and more intensive development.

Section 15.02 -- PERMITTED USES AND STRUCTURES

A. Principal Uses and Structures

In all areas zoned Residential B, no buildings shall be erected, used, or structurally altered, nor shall the land or premises be used in whole or in part, except for one or more of the following principal permitted uses:

1. Fire Stations.
2. Schools.
3. Parks
4. Social Service Agencies

B. Accessory Uses and Structures

The following uses and structures accessory to principal uses and structures in the Residential B District shall be permitted, subject to the provisions in Section 3.03:

1. Home occupations, subject to the provisions in Section 3.06.
2. Signs, subject to the provisions in Article 8.00.
3. Off-street parking, subject to the provisions in Article 5.00.
4. Uses and structures incidental to the primary use.
5. Small Wind Energy Systems.

C. Permitted Uses with Special Standards

In all areas zoned Residential B District, the following uses are permitted, subject to the conditions specified for each use as set forth in Article 9.00.

1. Multiple-family dwellings, subject to the provisions in Section 9.03 A.
2. Two-family dwellings, subject to the provisions in Section 9.03 A.
3. Recreation Facilities such as parks, playgrounds, campgrounds, and swim clubs, subject to the requirements in Section 9.02 M.
4. Senior apartments and elderly housing complexes, as defined in “Housing for the Elderly” in Section 2.02, subject to the provisions in Section 9.03 A.
5. Congregate housing and dependent housing facilities, as defined in “Housing for the Elderly” in Section 2.02, subject to the provisions in Section 9.02 I.
6. Residential Inpatient Treatment subject to the provisions in Section 9.02 I.

D. Conditional Land Uses

The following uses may be permitted by the City Council, upon recommendation from the Planning Commission, subject to the conditions specified for each use; review and approval of the site plan by the City Council; any special conditions imposed by the City Council that are necessary to fulfill the purposes of this Ordinance; and the procedures and requirements set forth in Article 28.00.

1. Bed and breakfasts.
2. Public and private libraries.
3. Places of worship.
4. Adult foster care family home, as defined in “Residential Care Facilities” in Section 2.02.
5. Adult foster care facility, as defined in “Residential Care Facilities” in Section 2.02.
6. Adult foster care large group home, as defined in “Residential Care Facilities” in Section 2.02.
7. Adult foster care small group home, as defined in “Residential Care Facilities” in Section 2.02.
8. Child care centers, as defined in “Residential Care Facilities” in Section 2.02.
9. Family day care, as defined in “Residential Care Facilities” in Section 2.02.
10. Foster family group home, as defined in “Residential Care Facilities” in Section 2.02.
11. Foster family home, as defined in “Residential Care Facilities” in Section 2.02.
12. Golf courses. Golf courses located in the Multiple Family Residential zoning district may include golf driving ranges as an accessory use.
13. Group day care home, as defined in “Residential Care Facilities” in Section 2.02 and operating before 7:00am and after 6pm.

14. Off street parking lots, subject to the provisions of Section 9.02 N.
15. Transitional housing.
16. Day Shelters.
17. Private and nonprofit social service agencies.
18. Single-family dwellings.
19. Wireless Reception Facilities, subject to the provisions in Section 3.16.
20. Public Utility Facilities, subject to the provisions in Section 9.02, subsection K.
21. Housing for clients and ancillary offices of private, nonprofit social service agencies.
22. Clubs and Fraternal Organizations.

Section 15.03 -- DEVELOPMENT STANDARDS

A. Site Plan Review

Site plan review and approval is required, in accordance with Article 27.00.

B. Area, Height, Bulk, and Placement Regulations

Buildings and uses in the Residential B District are subject to the area, height, bulk and placement requirements in Article 26.00, Schedule of Regulations.

The following charts summarize the regulations in Article 26.00, but the user is advised to refer to Article 26.00 for more detailed information and explanatory notes.

1. 1 or 2 Family Residences and Boarding Houses with 3-8 Boarders

Minimum Lot Area	7,200 square feet
Minimum Lot Width	60 feet
Maximum Height of Principal Structure	28 feet
Minimum Setbacks	
Front	25 feet (measured from front lot line)
Side	5 ft.
Both Sides	14 ft.
Rear	25 ft.
Side Street	10 ft.
Minimum Gross Floor Area	Shall comply with the requirements in Table 9.2

2. Multiple Family Dwellings with 3-6 units and Boarding Houses with 9 or more boarders

Minimum Lot Area	10,000 square feet
Minimum Lot Width	70 feet
Maximum Height of Principal Structure	28 feet
Minimum Setbacks	
Front	25 feet (measured from front lot line)
Side	10 ft.

Both Sides	20 ft.
Rear	25 ft.
Side Street	15 ft.
Minimum Gross Floor Area	Shall comply with the requirements in Table 9.2

3. **Multiple Family Dwellings with 7 or more units and all other permitted uses**

Minimum Lot Area	10,000 square feet
Minimum Lot Width	70 feet
Maximum Height of Principal Structure	28 feet
Minimum Setbacks	
Front	25 feet (measured from front lot line)
Side	25 ft.
Both Sides	50 ft.
Rear	25 ft.
Side Street	25 ft.
Minimum Gross Floor Area	Multiple Family Dwellings shall comply with the requirements in Table 9.2.

C. Planned Unit Development

Planned unit development may be permitted in the Residential B District as a means to achieve the basic intent of this district, in accordance with Article 24.00.